002.0	0004	0006.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	1,143,600	/	1,143,600
USE VALUE:	1,143,600	/	1,143,600
ASSESSED:	1,143,600	/	1,143,600

PROPERTY LOCATION

No	Alt No	Direction/Street/City
70	-72	THORNDIKE ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	PESIRIDIS JAMES
Owner 2:	
Owner 3:	
Street 1:	2 MICHAEL DRIVE
Street 2:	
Twn/City:	BURLINGTON
St/Prov:	MA Cntry: Own Occ: N
Postal:	01803 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 4,000 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1917, having primarily Wood Shingle Exterior and 3718 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 10 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	4000.000	711,600		432,000	1,143,600
Total Card	0.092	711,600		432,000	1,143,600
Total Parcel	0.092	711,600		432,000	1,143,600

Source: Market Adj Cost | Total Value per SQ unit /Card: 307.58 | /Parcel: 307.5

Legal Description

User Acct
1848
GIS Ref
GIS Ref
Insp Date
03/01/14

Entered Lot Size	
Total Land:	
Land Unit Type:	

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 002.0-0004-0006.0

!184!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	711,600	0	4,000.	432,000	1,143,600	1,143,600	Year End Roll	12/18/2019
2019	104	FV	533,400	0	4,000.	459,000	992,400	992,400	Year End Roll	1/3/2019
2018	104	FV	533,400	0	4,000.	334,800	868,200	868,200	Year End Roll	12/20/2017
2017	104	FV	499,800	0	4,000.	291,600	791,400	791,400	Year End Roll	1/3/2017
2016	104	FV	499,800	0	4,000.	248,400	748,200	748,200	Year End	1/4/2016
2015	104	FV	437,300	0	4,000.	243,000	680,300	680,300	Year End Roll	12/11/2014
2014	104	FV	268,400	0	4,000.	199,800	468,200	468,200	Year End Roll	12/16/2013
2013	104	FV	282,300	0	4,000.	190,100	472,400	472,400		12/13/2012

PRINT

Date	Time
12/10/20	16:02:34

LAST REV

Date	Time
08/13/14	08:49:24
mmcmakin	
184	

USER DEFINED

Prior Id # 1:	1848
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	847-49		1/1/1901	Family		No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
7/30/2013	1146	Alterati	32,500	C				
7/9/2013	1042	Heat App	6,000	C				
7/3/2013	1011	Heat App	10,000	C				
5/22/2013	723	Renovate	123,000					
5/22/2013	722	Redo Kit	102,000					

ACTIVITY INFORMATION

Date	Result	By	Name
3/1/2014	Meas/Inspect	PC	PHIL C
1/8/2014	Info Fm Prmt	EMK	Ellen K
1/8/2014	Info Fm Prmt	EMK	Ellen K
7/9/2013	Measured	JBS	JOHN S
6/7/2013	Info Fm Prmt	EMK	Ellen K
6/7/2013	Info Fm Prmt	EMK	Ellen K

Sign: VERIFICATION OF VISIT NOT DATA ___/___/___

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		4000		Sq. Ft.	Site		0	80.	1.35	1									432,000						432,000	

Total AC/HA:	0.09183	Total SF/SM:	4000	Parcel LUC:	104	Two Family	Prime NB Desc:	ARLINGTON	Total:	432,000	Spl Credit		Total:	432,000

EXTERIOR INFORMATION

Type:	13 - Multi-Garden
Sty Ht:	2A - 2 Sty +Attic
(Liv) Units:	2 Total: 2
Foundation:	3 - BrickorStone
Frame:	1 - Wood
Prime Wall:	1 - Wood Shingle
Sec Wall:	%
Roof Struct:	1 - Gable
Roof Cover:	1 - Asphalt Shgl
Color:	BEIGE
View / Desir:	

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1917	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G15	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD
Prim Int Wall	2 - Plaster
Sec Int Wall:	%
Partition:	T - Typical
Prim Floors:	3 - Hardwood
Sec Floors:	%
Bsmnt Flr:	12 - Concrete
Subfloor:	
Bsmnt Gar:	
Electric:	3 - Typical
Insulation:	2 - Typical
Int vs Ext:	S
Heat Fuel:	2 - Gas
Heat Type:	3 - Forced H/W
# Heat Sys:	2
% Heated:	100 % AC: 100
Solar HW:	NO Central Vac: NO
% Com Wall	% Sprinkled:

BATH FEATURES

Full Bath	2	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Very Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	VG - Very Good	4.6	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	4.6	%

CALC SUMMARY

Basic $ / SQ:	170.00
Size Adj.:	1.10891604
Const Adj.:	0.99989998
Adj $ / SQ:	188.497
Other Features:	122803
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	745861
Depreciation:	34310
Depreciated Total:	711551

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc: Line 1	# Units: 1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 10		BRs: 4			Baths: 2				HB		

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	5	2	
1	5	2	
Totals			
2	10	4	

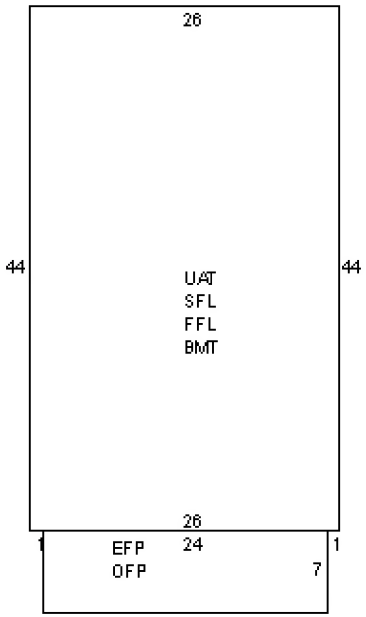
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	188.50
Special Features:	0	Val/Su Net:	175.53
Final Total:	711600	Val/Su SzAd	311.01

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,144	124.410	142,323
FFL	First Floor	1,144	188.500	215,640
SFL	Second Floor	1,144	188.500	215,640
UAT	Upper Attic	286	131.950	37,737
EFP	Enclos Porch	168	43.430	7,296
OFP	Open Porch	168	26.320	4,422

Net Sketched Area:	4,054			Total:	623,058
Size Ad	2288	Gross Are	4912	FinArea	3718

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	GFB	100	G	
UAT	100	FLA	100	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:	Color:

SPEC FEATURES/YARD ITEMS

PARCEL ID 002.0-0004-0006.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:	Total: